

[Handwritten initials]

7/10/09 2:42:51
OK W BK 611 PG 773
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

**TOMMY L. CALLAHAN AND WIFE,
TENNA K. CALLAHAN
GRANTOR (S)**

TO

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WARRANTY DEED

**KEVIN W. NICHOLS,
GRANTEE (S)**

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **TOMMY L. CALLAHAN and TENNA K. CALLAHAN**, hereinafter referred to as "Grantor", do hereby sell, convey and warrant unto **KEVIN W. NICHOLS, A MARRIED MAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON** hereinafter referred to as "Grantee" the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 48, Section B, THE LAKES OF NICHOLAS as located in Section 17, Township 2 South, Range 7 West, DeSoto County, MS, as shown on plat of record in Plat Book 83, Pages 16-17, in the Office of the Chancery Clerk, DeSoto County, MS.

Property more commonly known as: 1497 MONTYS CIRCLE, SOUTHAVEN, MS 38672.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision, and health department regulations in effect in DeSoto County, Mississippi.

The warranty in this deed is further subject to Covenants and Restrictions as recorded in the Chancery Clerk of DeSoto County, MS in Book 451, Page 129, Book 537, Page 735, Book 537, Page 738.

The warranty in this deed is further subject to building lines, easements and restrictions as recorded in the Chancery Clerk of DeSoto County, MS in Book 483, Page 296.

2009 Taxes shall be pro-rated and possession is to be given with delivery of this deed.

CALLAHAN TO NICHOLS * RE09-162

WITNESS OUR SIGNATURES, this the 25th day of June, 2009.


TOMMY L. CALLAHAN


TENNA K. CALLAHAN

STATE OF MISSISSIPPI

COUNTY OF DESOTO

I, CRIS O MCCAMMON, a Notary Public of the County and State first above written, do hereby certify that TOMMY CALLAHAN and TENNA CALLAHAN, husband and wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25th day of June, 2009.

My Commission Expires:

07/29/11




Notary Public

(SEAL)

Grantors Address:

3196 Pinedree Loop S.
Southaven MS 38672
Phone: 901-314-2154
Phone: N/A

Grantees Address:

1497 MONTYS CIRCLE
SOUTHAVEN, MS 38672
Phone: _____
Phone: N/A